



STATE OF CONNECTICUT – COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

55 MAIN STREET – PO BOX 187
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**PLANNING AND ZONING COMMISSION
REGULAR MEETING AGENDA
MONDAY, MAY 23, 2016, 7:00 P.M.
TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT**

I. CALL TO ORDER:

II. PUBLIC COMMENTS (ON NON-AGENDA ITEMS):

III. PUBLIC HEARINGS:

1. Z201611 – Patrick Kelly, owner/applicant, request for a Special Permit for more than 3 garages (2 existing) in association with the construction of a 30' x 44' detached garage and associated improvements on property located at 6 Olde Farms Road, APN 063-059-0000, in an RAR (Rural Agricultural/Residential) Zone.
2. Z201613 – Ryan Brown, owner/applicant request for a Special permit for more than 3 garages (2 existing) in association with the construction of a 32' x 24' detached garage with a 10' x 20' carport and associated improvements on property located at 9 Crystal Ball Court, APN 148-071-0006 in a LR (Lake Residential) Zone.
3. S201602 – Henry Aberle, Jr. Estate, owner/applicant, for a 13-lot subdivision known as Aberle Farm Estates on property located at 175 Mountain Street, APN 047-035-0000 in an R (Residential) Zone.
4. Z201614 – Henry Aberle, Jr. Estate, owner/applicant, request for a Special Permit for 2 rear lots in association with a 13-lot subdivision known as Aberle Farm Estates on property located at 175 Mountain Street, APN 047-035-0000 in an R (Residential) Zone.
5. Z201609 – Ellington Planning and Zoning Commission, applicant for proposed amendments to the Ellington Zoning Regulations to modify Section 7.14-3(B) – Farm Stores and Section 10.2 – Definitions. **(CONTINUED FROM THE APRIL 25, 2016 MEETING)**
6. Z201612 – Ellington Planning and Zoning Commission, applicant for proposed amendments to the Ellington Zoning Regulations to modify Section 7.14 – Agricultural Uses to consider the keeping of backyard poultry and beehives, and to modify standards for keeping of horses.

COMMISSIONERS: TO ASSIST IN ESTABLISHING QUORUMS REQUIRED TO CONDUCT MEETINGS, PLEASE CONTACT THE PLANNING DEPARTMENT IF YOU ARE UNABLE TO ATTEND A SCHEDULED MEETING. THANK YOU!

IV. OLD BUSINESS:

1. Z200522 – Request from T&M Building Co for a performance bond reduction to \$384,800 for the development known as Center Village on the south side of Maple Street, APN 073-014-0000. **(CARRIED FORWARD FROM THE APRIL 25, 2016 REGULAR MEETING)**

V. NEW BUSINESS:

1. S200515 – Request from Frank Cicciarella for a waiver of the post-approval requirement of a Certificate of Title for conveyances to the town in association with a 4-lot subdivision on the west side of Webster Road.
2. Z200608 – Request from William Libby for an extension to May 22, 2020 of Site Plan Approval for the development of storage units on property located at 177 Stafford Road, APN 148-087-0000 in a C (Commercial) Zone.
3. Z201615 – Dianna Reutter, owner/applicant, request for a Special Permit for the construction of more than 3 garages in association with the construction of a single-family home with an attached 2-car garage and a detached 3-car garage, and for a home occupation for the parking of a truck and trailer on property located at 144 Webster Road, APN 165-003-0004 in an RAR (Rural Agricultural/Residential) Zone. **(RECEIPT AND SCHEDULING OF HEARING)**
4. Z201616 – Nutmeg Industrial Park, owner/applicant, request for a Special Permit and site plan modification for additional light industrial uses on property located at 10 Nutmeg Drive, APN 017-022-0006 in an I (Industrial) Zone. **(RECEIPT AND SCHEDULING OF HEARING)**
5. Z201617 – Sadds Mill Associates, LLC, owner/applicant, request for a Special Permit and site plan modification to an existing earth excavation permit on property located on the north side of Sadds Mill Road, APNS 088-001-0000; 100-009-0000; 100-011-0000; 101-003-0000; and 101-001-0000 in RAR and I (Rural Agricultural/Residential and Industrial) Zones. **(RECEIPT AND SCHEDULING OF HEARING)**

VI. ADMINISTRATIVE BUSINESS:

1. Approval of the April 25, 2016 Meeting Minutes.
2. Correspondence: None

VII. ADJOURNMENT:

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